

035.A

0001

0009.1

Map

Block

Lot

1 of 1
CARD

Residential

ARLINGTON

APPRAISED:

Total Card / Total Parcel

564,400 / 564,400

USE VALUE:

564,400 / 564,400

ASSESSED:

564,400 / 564,400

PROPERTY LOCATION

No	Alt No	Direction/Street/City
51-53		HILTON ST, ARLINGTON

OWNERSHIP	Unit #:	1
Owner 1: VON TRAPP KIERSTEN M &		
Owner 2: WACHT SHARYN R		
Owner 3:		
Street 1: 53 HILTON ST		
Street 2:		

Twn/City:	ARLINGTON			
St/Prov:	MA	Cntry	Own Occ:	Y
Postal:	02474	Type:		

PREVIOUS OWNER	
Owner 1: RIES CYNTHIA E & -	
Owner 2: REUTER DAVID Y -	
Street 1: 51-53 HILTON ST UNIT 1	
Twn/City: ARLINGTON	
St/Prov: MA	Cntry
Postal: 02474	Type:

NARRATIVE DESCRIPTION
This parcel contains . Sq. Ft. of land mainly classified as Condo with a Condo Conv Building built about 1922, having primarily Wood Shingle Exterior and 1339 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 6 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS
Code Descrip/No Amount Com. Int

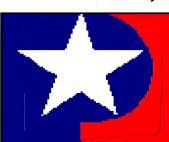
PROPERTY FACTORS							
Item	Code	Description	%	Item	Code	Description	
Z	R2	TWO FAMIL	100	water			
o				Sewer			
n				Electri			
Census:				Exempt			
Flood Haz:							
D				Topo	1	Level	
s				Street			
t				Gas:			

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
102	Condo		0	Sq. Ft.	Site			0	0.	0.00	7824									G8	1.						

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
102	0.000	564,400			564,400		280846
							GIS Ref
							GIS Ref
							Insp Date
							04/30/19

**USER DEFINED**

Prior Id # 1:	23940
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
PRINT Date	Time
12/30/21	20:41:08
LAST REV Date	Time
08/05/21	09:09:22
jorourke	
15393	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

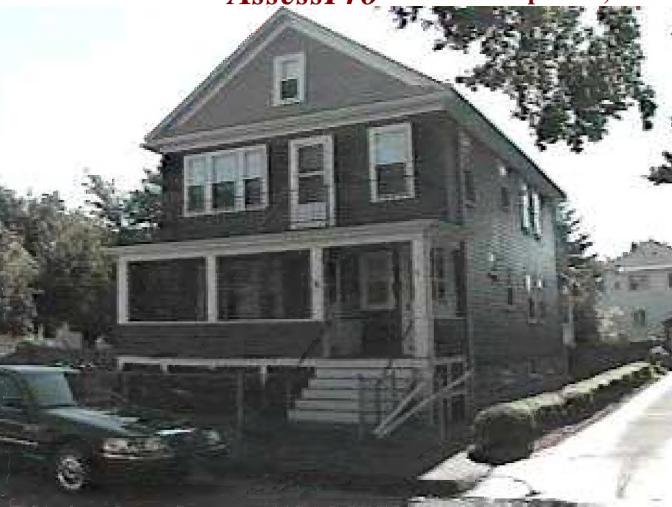
SALES INFORMATION

TAX DISTRICT		PAT ACCT.							
Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
RIES CYNTHIA E	125-37		4/16/2013		456,000	No	No		
RIES CYNTHIA E,	121-83		6/22/2012	Convenience		1	No	No	
DAVANAGE ROBERT	94-72		6/15/2006		433,000	No	No		

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name
12/20/2011	1867	Re-Roof	6,995						8/5/2021	USPS	JO	Jenny O
									4/30/2019	Measured	DGM	D Mann
									4/5/2007	External Ins	BR	B Rossignol

Sign: VERIFICATION OF VISIT NOT DATA _____/_____/_____

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH									
Type: 99 - Condo Conv				Full Bath: 2	Rating: Very Good			CRAWL SPACE.													
Sty Ht: 0 - 1 St condo				A Bath:	Rating:																
(Liv) Units: 1	Total: 1			3/4 Bath:	Rating:																
Foundation: 2 - Conc. Block				A 3QBth:	Rating:																
Frame: 1 - Wood				1/2 Bath:	Rating:																
Prime Wall: 1 - Wood Shingle				A HBth:	Rating:																
Sec Wall:		%		OthrFix:	Rating:																
Roof Struct: 1 - Gable				OTHER FEATURES																	
Roof Cover: 1 - Asphalt Shgl				Kits: 1	Rating: Very Good			1st Res Grid Desc: Line 1 # Units 1													
Color: BROWN				A Kits:	Rating:																
View / Desir:				Frl:	Rating:																
GENERAL INFORMATION				WSFlue:	Rating:																
Grade: C+ - Average (+)				CONDOS INFORMATION																	
Year Blt: 1922	Eff Yr Blt:			Location:																	
Alt LUC:		Alt %:		Total Units:																	
Jurisdct: G8		Fact: .		Floor: 1 - 1st Floor				REMODELING				RES BREAKDOWN									
Const Mod:				% Own: 48.000000000				Exterior:	No Unit	RMS	BRS	FL									
Lump Sum Adj:				Name:				Interior:	1	6	2										
INTERIOR INFORMATION				DEPRECIATION				Additions:													
Avg Ht/FL: STD				Phys Cond: GD - Good	18.	%		Kitchen:													
Prim Int Wal: 2 - Plaster				Functional:		%		Baths:													
Sec Int Wall:		%		Economic:		%		Plumbing:													
Partition: T - Typical				Special:		%		Electric:													
Prim Floors: 3 - Hardwood				Override:		%		Heating:													
Sec Floors:		%		Total:	18.6	%		General:													
Bsmnt Flr: 12 - Concrete				CALC SUMMARY				Totals	1	6	2										
Subfloor:				Basic \$ / SQ: 305.00																	
Bsmnt Gar:				Size Adj.: 1.35000002																	
Electric: 3 - Typical				Const Adj.: 0.98000199																	
Insulation: 2 - Typical				Adj \$ / SQ: 403.516																	
Int vs Ext: S				Other Features: 90000																	
Heat Fuel: 2 - Gas				Grade Factor: 1.10																	
Heat Type: 5 - Steam				NBHD Inf: 1.00000000																	
# Heat Sys: 1				NBHD Mod:																	
% Heated: 100		% AC:		LUC Factor: 1.00																	
Solar HW: NO	Central Vac: NO			Adj Total: 693339																	
% Com Wal	% Sprinkled			Depreciation: 128961				Juris. Factor: 1.00	Before Depr:	443.87											
				Depreciated Total: 564378				Special Features: 0	Val/Su Net:	421.51											
								Final Total: 564400	Val/Su SzAd:	421.51											
MOBILE HOME				Make:		Model:		Serial #:		Year:		Color:									
SPEC FEATURES/YARD ITEMS				PARCEL ID 035.A-0001-0009.1										IMAGE							
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value	AssessPro Patriot Properties, Inc			
																					
More: N				Total Yard Items:				Total Special Features:				Total:									